

LAND USE AMENDMENT  
MANCHESTER (WARD 9)  
SOUTHEAST CORNER OF 57 AVENUE SW AND 3 STREET SW  
BYLAW 87D2015

MAP 34S

**EXECUTIVE SUMMARY**

This land use application proposes to redesignate 6 parcels in the Manchester Industrial area from the existing DC Direct Control District to Commercial Corridor 2 (C-COR2f5.0h46) District to accommodate an expansion of the existing car sales development.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2015 April 23

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 87D2015; and

1. **ADOPT** the proposed redesignation of 0.30 hectares  $\pm$  (0.74 acres  $\pm$ ) located at 5801, 5805, 5807, 5811, 5815 and 5819 – 3 Street SW (Plan 3244FQ, Block 29, Lots 9 to 14) from DC Direct Control District **to** Commercial – Corridor 2 f5.0h46 (C-COR2 f5.0h46) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 87D2015.

**REASON(S) FOR RECOMMENDATION:**

The site is located near the Chinook LRT station, and is part of the Macleod Trail urban corridor as defined by the Municipal Development Plan. While the Applicant intends to expand the existing auto sales development, the proposed district would allow for both the desired expansion, as well as a more substantial development in future should the applicant wish to pursue the maximum height and densities available in the proposed district. Administration supports the proposed district, as it would create more opportunity for jobs and residential population within the urban corridor.

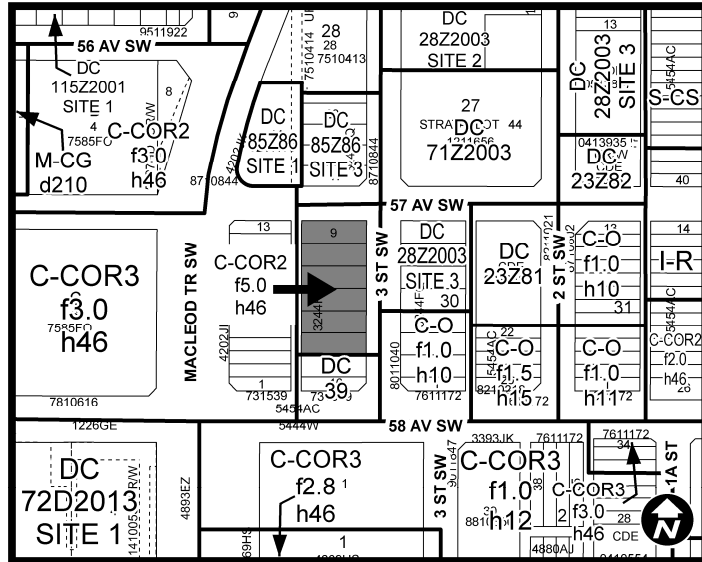
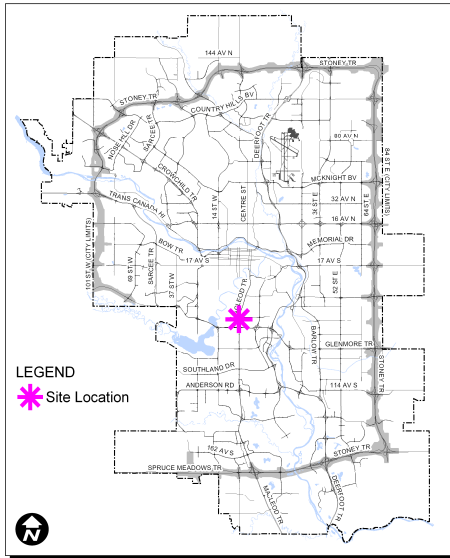
**ATTACHMENT**

1. Proposed Bylaw 87D2015

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MAP 34S

LOCATION MAPS



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BYLAW 87D2015

MAP 34S

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.30 hectares  $\pm$  (0.74 acres  $\pm$ ) located at 5801, 5805, 5807, 5811, 5815 and 5819 – 3 Street SW (Plan 3244FQ, Block 29, Lots 9 to 14) from DC Direct Control District **to** Commercial – Corridor 2 f5.0h46 (C-COR2 f5.0h46) District.

**Moved by: R. Honsberger**

**Carried: 8 – 1**

Opposed: G.-C. Carra

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MAP 34S

Applicant:

Rick Balbi Architect

Landowner:

Silverhill Motors Ltd

Planning Evaluation Content	*Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	Yes	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	Yes	5
<b>Legislation and Policy</b> <i>Does the recommendation create <b>capital budget</b> impacts or concerns.</i>	No	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	No	5
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer and storm) concern</i>	No	5
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
<b>Growth Management</b> <i>Does this site have the appropriate <b>growth management</b> direction.</i>	No	6
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	No	6

\*Issue - Yes, No or Resolved

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**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is situated on the southeast corner of 57 Avenue SW and 3 Street SW. Development in the immediate area consists of strip mall type development, and surface parking.

**LAND USE DISTRICTS**

The existing Direct Control District (Bylaw 85Z86) was approved in 1986. The base district was the C-2 General Commercial district from Bylaw 2P80, and was applied to several sites on different blocks north of the subject site. Additional rules were created to limit height to 9.0 metres, and limit lot coverage to 25 percent.

The proposed Commercial - Corridor 2 (C-COR2f5h46) District is intended to accommodate an expansion to the existing auto sales development, with a maximum floor area ratio of 5.0, a maximum height of 46 meters. The district allows for potential future comprehensive redevelopment of the site, as well as the desired auto sales expansion.

**LEGISLATION & POLICY**

Municipal Development Plan

The site and area along MacLeod Trail SW is identified as *Urban Corridor* – in the Municipal Development Plan (MDP). The land use policies for this typology recognize that urban corridors are well-suited for increased jobs and population, due to their proximity to transit and amenities along these streets. The MDP suggests the minimum density target for urban corridors is 200 jobs and/or population per hectare. The proposed land use would allow for development that could help towards achieving this target.

**TRANSPORTATION NETWORKS**

The subject site is located near MacLeod Trail SW, which is identified as an *Urban Boulevard* in the Calgary Transportation Plan (CTP). Frequent transit services operate on MacLeod Trail SW, and the Chinook LRT station is under 1.0 kilometre from the subject site.

**UTILITIES & SERVICING**

No utility or servicing issues have been identified for this application.

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**ENVIRONMENTAL ISSUES**

No environmental issues have been identified for this application.

**ENVIRONMENTAL SUSTAINABILITY**

There are no environmental sustainability issues to mention with respect to this application.

**GROWTH MANAGEMENT**

There are no growth management issues with respect to this application.

**PUBLIC ENGAGEMENT**

There was no formal public engagement undertaken for this application. A community association does not exist in this area.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

This application is for a proposed Land Use Redesignation in the Manchester Industrial Community, from Direct Control to Commercial – Corridor 2 (C-COR2f5.0h46), to accommodate a two storey used car sales centre and office while accommodating the potential for future intensification of development.

The site is located at 5801 through 5819 – 3 Street SW and has a total area of approximately 0.3 hectares. The site is currently occupied by Silverhill Acura's used car lot, and is located at the Northeast corner of 57 Avenue SW and 3 Street SW, half a block East of Macleod Trail South. The subject site is currently part of a larger Direct Control district, which specifically relates to the Acura dealership operations directly to the North and Northwest. Directly West of the site is high intensity commercial zoning typical of Macleod Trail, although this site is currently somewhat underdeveloped. The sites directly East and Northeast of the subject parcels are Direct Control Districts that support medium to high density mixed use development; this development is in various stages of completion. To the South are predominantly Commercial-Office designations that support the existing commercial developments along 58 Avenue SW. The subject sites are located in the buffer zone between the residential and mixed use to the East and Macleod Trail to the West.

The subject sites fall within the Manchester Area Redevelopment Plan in the General Commercial area that borders Macleod Trail South. This area is further identified within the Municipal Development Plan as a Major Activity Centre (MAC), which supports and encourages the highest concentration of jobs and population outside of the City Centre. It should also be noted that the subject sites are located at the edge of a 600m radius from the Chinook LRT platform to the South.

The immediate intent of this application is to provide for an upgraded vehicles sales and office building, and the continuance of the current operation into the foreseeable future. The proposed C-COR2f5.0h46 land use would support this immediate requirement, and by eliminating the current use-specific Direct Control, will allow for future development that will meet the objectives of both the Manchester Area Redevelopment Plan and the Municipal Development Plan should the current use be discontinued.

Given the above, we would request your support of the proposed C-COR2f5.0h46 land use designation.